

PROJECT INFO

BUILDING CODE
OCCUPANCY
DATE OF CONSTRUCTION
SITE AREA:
TOTAL BUILDING AREA: (GROSS)
TOTAL BUILDING AREA: (NET)
COVERAGE

1998 CBC
 B-2
 1-6 FULLY VEHICULAR
 2174,800 S.F. (240 AC)
 90,798 S.F.
 49,148 S.F.

TOTAL PARKING REQUIRED:
 22,293 S.F. OF OFFICE (BLDG. #1) AT 1 CAR/200 S.F. = 113 SPACES
 11,481 S.F. OF OFFICE AT 1 CAR/200 S.F. = 58 SPACES
 15,375 S.F. OF MANUFACTURE AT 1 CAR/500 S.F. = 31 SPACES
TOTAL PROVIDED:
 201 SPACES

PARKING SIZES:
 STANDARD 9' X 18' (2' OVERHANG)
 HANDICAPPED 9' X 18' (2' OVERHANG)
 COMPACT 8-1/8' X 16' (2' OVERHANG)

BUILDING #1
FIRST FLOOR
 GROSS AREA = 11,836 S.F.
 NET AREA = 11,304 S.F.
 IMPROVED SPACE = 4,413 S.F.
 UNIMPROVED SPACE = 6,891 S.F.
SECOND FLOOR
 GROSS AREA = 11,836 S.F.
 NET AREA = 11,304 S.F.
 IMPROVED SPACE = 3,659 S.F.
 UNIMPROVED SPACE = 7,380 S.F.
TOTAL GROSS = 23,672 S.F.
TOTAL NET = 22,608 S.F.

BUILDING #2
 GROSS AREA = 12,800 S.F.
 NET AREA = 12,208 S.F.
 OFFICE AREA = 4,887 S.F.
 MANUFACTURE AREA = 7,321 S.F.

BUILDING #3
 GROSS AREA = 15,120 S.F.
 NET AREA = 14,648 S.F.
 OFFICE AREA = 6,484 S.F.
 MANUFACTURE AREA = 8,154 S.F.

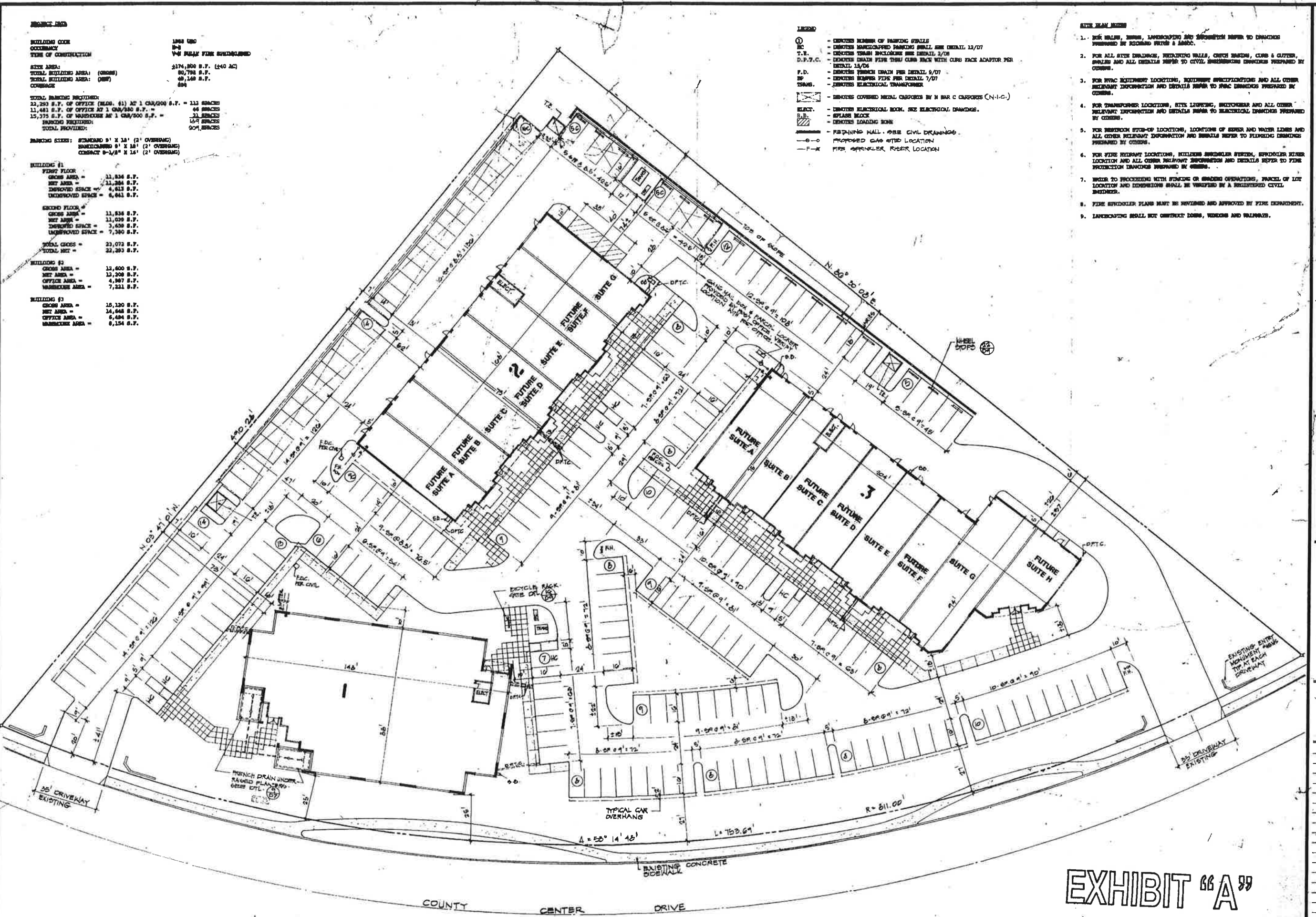
LEGEND

- ① - DENOTES NUMBER OF PARKING SPACES
- ② - DENOTES HANDICAPPED PARKING SPACES (SEE DETAIL 12/07)
- T.R. - DENOTES TRASH ENCLOSURE (SEE DETAIL 3/09)
- D.P.F.C. - DENOTES DRAIN FIVE THRU CURB BACK WITH CURB FACE ADAPTOR PER DETAIL 13/06
- P.D. - DENOTES FRENCH DRAIN PER DETAIL 9/07
- FR - DENOTES FRENCH DRAIN FOR DETAIL 7/07
- TRANS. - DENOTES ELECTRICAL TRANSFORMER
- ③ - DENOTES COVERED METAL CARGOES BY N BAR C CARGOES (N-I-C)
- ELECT. - DENOTES ELECTRICAL ROOM (SEE ELECTRICAL DRAWINGS)
- S.B. - SPLASH BLOCK
- ○ — DENOTES LOADING BAY
- ○ — REMAINING WALL (SEE CIVIL DRAWINGS)
- ○ — PROPOSED GAS STOVE LOCATION
- F-X — FIRE APPRINTLER RISER LOCATION

NOTE #1

1. SEE NOTES, NOTES, LANDSCAPING AND DIMENSION REVER TO DRAWINGS PREPARED BY RECORD DRAWING & LANDSC.
2. FOR ALL SITE DRAINAGE, RETAINING WALLS, CURB RISES, CURB & GUTTER, SWALES AND ALL DETAILS REFER TO CIVIL DIMENSIONS DRAWING PREPARED BY OTHERS.
3. FOR HVAC EQUIPMENT LOCATION, EQUIPMENT SPECIFICATIONS AND ALL OTHER RELEVANT INFORMATION AND DETAILS REFER TO HVAC DRAWINGS PREPARED BY OTHERS.
4. FOR TRANSFORMER LOCATION, SITE LIGHTING, SWITCHGEAR AND ALL OTHER RELEVANT INFORMATION AND DETAILS REFER TO ELECTRICAL DRAWINGS PREPARED BY OTHERS.
5. FOR RESTROOM STUB-UP LOCATION, LOCATION OF SEWER AND WATER LINES AND ALL OTHER RELEVANT INFORMATION AND DETAILS REFER TO PIPING DRAWINGS PREPARED BY OTHERS.
6. FOR FIRE EXTINGUISHER LOCATION, BUILDING STRUCTURE SYSTEM, SMOKE EXHAUST LOCATION AND ALL OTHER RELEVANT INFORMATION AND DETAILS REFER TO FIRE PROTECTION DRAWINGS PREPARED BY OTHERS.
7. REFER TO PROCEEDINGS WITH FINANCING OR GRADING OPERATIONS, PARCEL OF LOT LOCATION AND DIMENSIONS SHALL BE VERIFIED BY A REGISTERED CIVIL ENGINEER.
8. FIRE EXTINGUISHER PLANS MUST BE REVIEWED AND APPROVED BY FIRE DEPARTMENT.
9. LANDSCAPING SHALL NOT OVERTOP DRIVE, WALKWAYS AND DRIVEWAYS.

WINCHESTER HIGHLANDS BUSINESS PARK
RANCHO CALIFORNIA, CALIFORNIA
DEVELOPMENT FOR:
BEDFORD PROPERTIES



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NO	REVISION	DATE

EXHIBIT "A"

JOB NO.	38381
REVISION	060
DATE	
PRELIM	08AUG13
REV	27AUG13
REV	09NOV13
REV	07NOV13
REV	13NOV13

Contractor (1)

The Space Plan represents the Designer's understanding of the project and the requirements for the space. The Tenant and/or Building Owner are responsible for obtaining the Designer's review, additions or deletions. In those instances where such items are necessary for budget pricing purposes by the Contractor.

Contractor Budget Pricing

The Contractor shall be responsible for field verifying the proposed scope and extent as may otherwise be noted, submit all materials and work as may be required or associated with the noted scope of tenant improvements to provide a complete and verified Project.

Provide and install Building Standard fire extinguishers, smoke detectors, emergency lights and exit signs and all fire safety protection work (such as removal of materials and work as may be required by the local Building Department). Assume all compliance pertaining to fire suppression systems, fire, seismic, electrical and mechanical systems as required by the local Building Department.

Tenant Improvement Exclusions:
Except as otherwise noted or specifically approved by the Building Owner, the following work is to be provided separately by the Tenant and is NOT included in this Space Plan NOR to be included in the Contractor's Tenant Improvement Construction Budget:
-Telephone equipment, installation and cabling
-Computer equipment, installation and cabling
-Moveable furniture, fixtures, accessories and equipment
-Architectural and Engineering Consulting fees and expenses

Previously Improved Tenant Suites:
Unless noted otherwise, all new work identified in this Space Plan shall match existing materials and methods of construction which are shown or noted to remain in the remodel of the proposed suite.
Existing conditions, materials and improvements to remain or be replaced in the Space Plan shall be upgraded, replaced, repaired or replaced to ensure a "new" appearance, function and Building Code / ADA compliance subject to the approval of the Tenant and Building Owner.
If not already provided in the suite, Contractor to provide a finished ready to paint drywall surface at all exposed interior surfaces of exterior walls and columns, installed per Building Standard specifications.
All materials are assumed to be new unless otherwise noted.
Existing exterior window coverings to be cleaned, repaired, or replaced as required to provide Building Standard appearance and function. If exterior window blinds are not currently installed, Contractor to provide and install new Building Standard window blinds at all exterior windows.
If the ceiling grid and tiles are existing, Contractor to clean or replace any damaged or soiled ceiling tiles with new to match existing, install new tiles in such a manner as to provide a uniform appearance throughout the suite. Remove and replace any damaged ceiling grid to provide a Building Standard appearance.
If ceiling grid and tiles are not existing, Contractor to provide and install new Building Standard ceiling grid and tiles throughout suite.
Remove existing partitions, doors, and receptacles except those shown as existing in the plan. Remove, patch, and repair partitions that remain in to provide a Building Standard appearance.

Interior Lighting Budget Assumptions:
Except as otherwise noted or approved by the Tenant and Building Owner, the Contractor shall allow for reuse of existing new or relocated light fixtures as follows in the Building Standard light fixture specified by the Building Owner as present in the existing space:
-2" x 4" recessed 3-tube fluorescent troffer light fixtures with acrylic prismatic lenses, energy saving ballasts - 1 fixture per 75 square foot area, average
Schedule and Building Working Conditions:
The Contractor shall be responsible for familiarizing himself with the Building Owner's Rules, Regulations and Working Conditions for the Building and the proposed Construction Schedule and date of Tenant Occupancy for inclusion in the budget pricing of this Space Plan.

FINISH INFORMATION
Health and Substance Abuse program for the general floor:
Primary wall paint color - Traffing CL 2073W
Accent wall colors - BUSH MARK CL 2576A and Meadow Run CL 2916A

Carpet - ml (style 3610) 1453 / unite
VCT - primary color: 127 Warm Beige
Secondary colors: 238 Brown Earth, 153 Khaki Beige, and 240 Bronze (in that order of preference if not shown all choices)
Baseboard - 152 Toffee.
Reducer strip - Part # 24 (Darkish brown color).
Laminates for bathroom floor (not sure if we need this or not, would prefer the VCT choice above in the bathrooms too if we can do that) - 86724 porcelain
Cabinet counter tops - Modular Gold Granite - GR 4001 textured
Cabinets - Grant Midwayway - MB343P.

Other Details:
Carpet - Aue (3330) 1455 Jahn
Pg 209 Manday Morning, CL 3011W
Pg 204 Old Jerry, CL 2964D
Flooring: Marabington, 255 Frostid Jade
128 Pully
Flooring: Armatring, 05730 Ocean Crown
Quartzite: Remaxor, Vigna Verde Plazza, P25001T
Baseboard: 195 Light Gray
Adeba has approved to upgrade the lobby area with wood flooring, we will have another plan.

Also, if we could have a color board with all of the finishes selected, this would be for furniture purposes. Thank you.
Finally, we will need to indicate on the plans where vct, carpet, etc. will be needed.

Architectural Keyed Notes:

A1 Building Standard tenant suite signage provided by Tenant.
A2 Provide and install new automatic door opener to accommodate ADA compliance for lack of maneuvering clearances.
A3 Provide and install new window blinds, to match exterior window blinds.
A4 Tenant to provide new dry wipe board. Contractor to provide backing as required to secure board to wall. Final location as determined by Tenant.
A5 Provide and install:
A5 Provide and install new 12" x 12" vinyl composition tiles and install strip of carpet transition.
A7 Provide approved sheet vinyl flooring and 6" h. rubber wall base and install new 40" h. FRP at all wet walls as required.

A8 Provide and install new 30" high x 12" deep plastic laminate upper cabinets with top of cabinets set mounted at 7'-8" AFF. Each cabinet to have full overlay plastic laminate doors with concealed hinges and wire pulls to match suite hardware finish. Each cabinet to have two adjustable white laminate shelves with matching PVC edges.
A9 Provide and install new 24" deep plastic laminate countertop and 6" backplash at 34" AFF on new plastic laminate ADA accessible sink base cabinet. Base cabinet to have overlay plastic laminate doors with concealed hinges, attached top lip and wire pulls to match suite hardware finish. Finish Notes.
A10 Provide and install new Reziglona area work surface 30" deep plastic laminate countertop with four new plastic laminate drawer pedestal base cabinets. Base cabinets to have two box drawers and one file drawer, full overlay plastic laminate doors with concealed hinges and 3" wire pulls to match suite hardware finish, set adjustable white laminate shelf with matching PVC edges and 4" top lip. New 12" wide plastic laminate transition countertop on new portable rest room, at least one 30" wide portion set at 34" AFF for handicap access.

A11 Existing ceiling grid and plastic laminate countertop and backplash and plastic laminate base cabinets. Contractor to remove existing ceiling grid and cabinets, as necessary to make fully handicap accessible, including lowering work to 34" AFF, and to provide clearances under counter/cabinet for wheelchair accessibility.
A12 Provide and install acoustical partition, consisting of partition to ceiling, fixed with acoustic baffle and 4"-0" wide acoustical baffle centered over the partition above the ceiling of new suit, and upgrade existing partition with glass-in-Insulation and baffle above existing walls.
A13 Provide and install 3/4" fire retardant type A/C plywood floor to ceiling, painted with semi-gloss finish to match adjacent suit.
A14 Systems Furniture to be provided and installed by Tenant's Vendor.

A15 Existing ceiling grid and plastic laminate countertop and backplash and plastic laminate base cabinets. Contractor to remove existing ceiling grid and cabinets, as necessary to make fully handicap accessible, including lowering work to 34" AFF, and to provide clearances under counter/cabinet for wheelchair accessibility.
A16 Provide and install acoustical partition, consisting of partition to ceiling, fixed with acoustic baffle and 4"-0" wide acoustical baffle centered over the partition above the ceiling of new suit, and upgrade existing partition with glass-in-Insulation and baffle above existing walls.
A17 Provide and install 3/4" fire retardant type A/C plywood floor to ceiling, painted with semi-gloss finish to match adjacent suit.
A18 Systems Furniture to be provided and installed by Tenant's Vendor.

A19 Provide and install 3/4" fire retardant type A/C plywood floor to ceiling, painted with semi-gloss finish to match adjacent suit.
A20 Systems Furniture to be provided and installed by Tenant's Vendor.

A21 Provide and install 3/4" fire retardant type A/C plywood floor to ceiling, painted with semi-gloss finish to match adjacent suit.
A22 Systems Furniture to be provided and installed by Tenant's Vendor.

M1 Provide and install new single compartment stainless steel sink with hot/cold running and ADA compliant faucet, and all required plumbing services including hot water. Provide ADA sign location on drain lines as required.
M2 Provide and install low (4) new unitless fully backstop accessible toilet rooms per plan.
M3 Four existing toilet rooms to remain as is.
M4 Provide and install one (1) new h-to California approved handicap drinking fountain, verify exact locations. Modify access as required for handicap maneuvering clearances.
M5 Existing two janitor closets to remain as is.
M6 Provide and install new 1/4" copper water line with shut-off valves, verify height with Tenant.

Hardware Schedule
Note: Provide and install the following Building Standard hardware sets, reference per:
General: Provide ADA compliant hardware on all door hardware.
1 Existing door hardware to remain or relocated existing hardware, Contractor to verify good condition and suitable for intended use.
2 Existing, or new to match, entry/exit door to be modified as required for new electrical locking hardware include knob for lock release and door opener for tenant provided and installed card reader, remote release access hardware controls, and software.
3 Provide and install new office function lockset hardware set.
4 Provide and install new passage set hardware set.
5 Provide and install new stairwain function lockset hardware set.
6 Provide and install electronic remote control door opening and closing hardware for required handicap access compliance.
7 Provide and install new privacy lockset hardware for unitless toilet rooms.

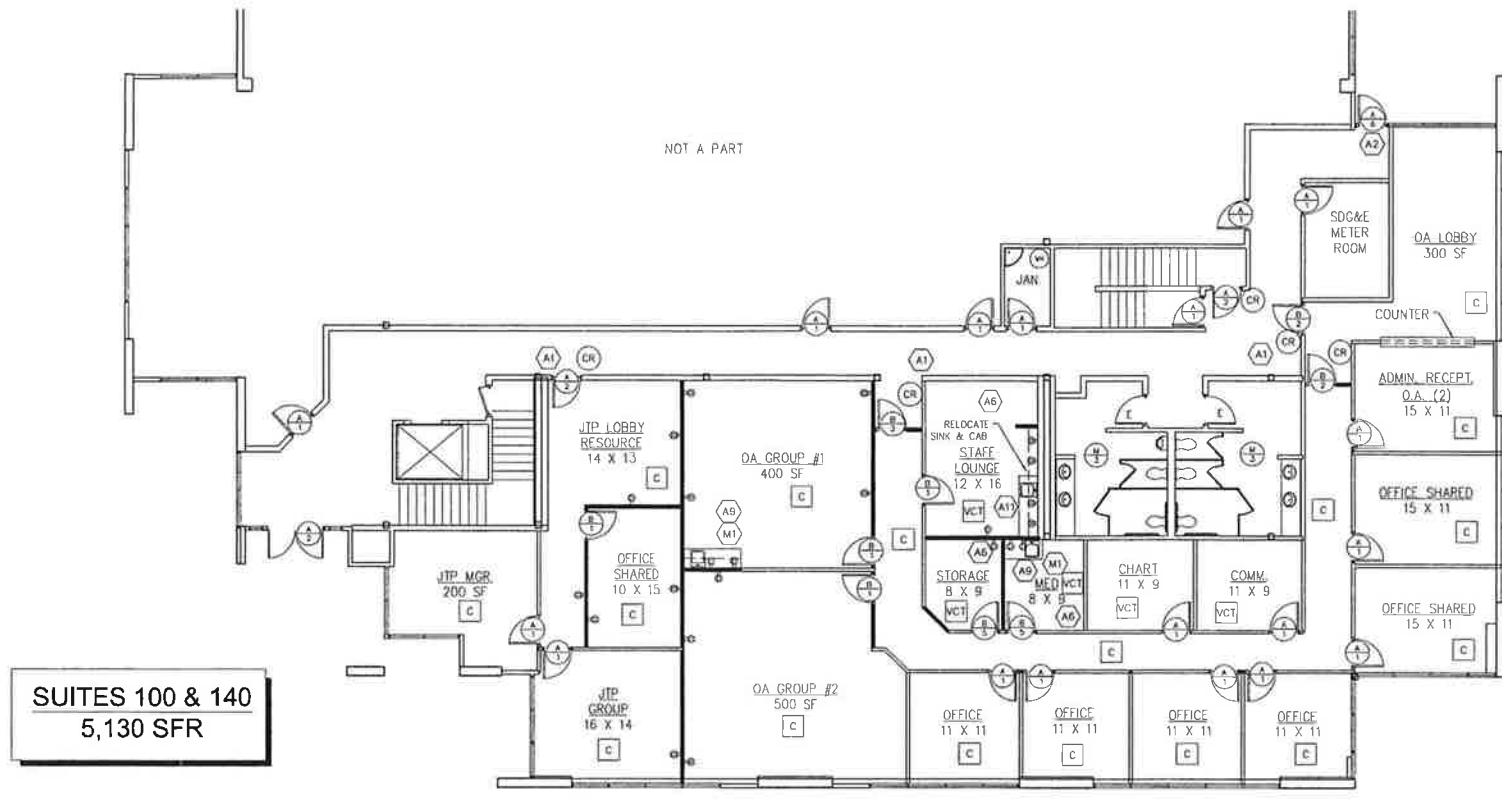
Electrical Keyed Notes:
Note: All electrical outlets shown are NEW. All existing outlets are to remain, Contractor to verify good condition and suitable for intended use.
The following Electrical Keyed Notes are intended to describe proposed tenant requirements, only, and DO NOT represent the required engineering design.
E1 Provide and install new wall mounted junction boxes to provide electrical, data and telephone service to new workstations. Assume low voltage, night wire system, and a maximum of six installations per four circuits.
E2 Provide and install new push front mounted receptacle to provide low electrical outlets and four data/telephone jacks.
E3 Provide and install new 30 amp dedicated electrical duplex receptacle.
E4 Provide and install new 20 amp dedicated electrical duplex receptacle.

Interior Finish Notes
General: Unless noted otherwise (reference Space Plan Keyed Notes), the following tenant interior finish materials shall be provided in new including material, installation, preparation, use, height, storage, delivery and all associated costs.
Carpet: Remove all existing (if any) carpet throughout suite. Provide an existing base prep for new carpet. Provide and install new AIA Resilient Floor Cushion 20 mil low loop continuous filament nylon carpet, or equal, color and pattern to be selected, throughout suite (except where noted otherwise), with direct glue down installation.
Base: Remove all existing (if any) resilient base throughout suite. Provide and install new 4" resilient cover case of VCT and straight base of carpet, flange or equal to be selected.
VCT: Remove all existing (if any) vinyl flooring. Provide and install new vinyl composition (in floor tile; Wilmington Commercial Extended, or equal, color to be selected).

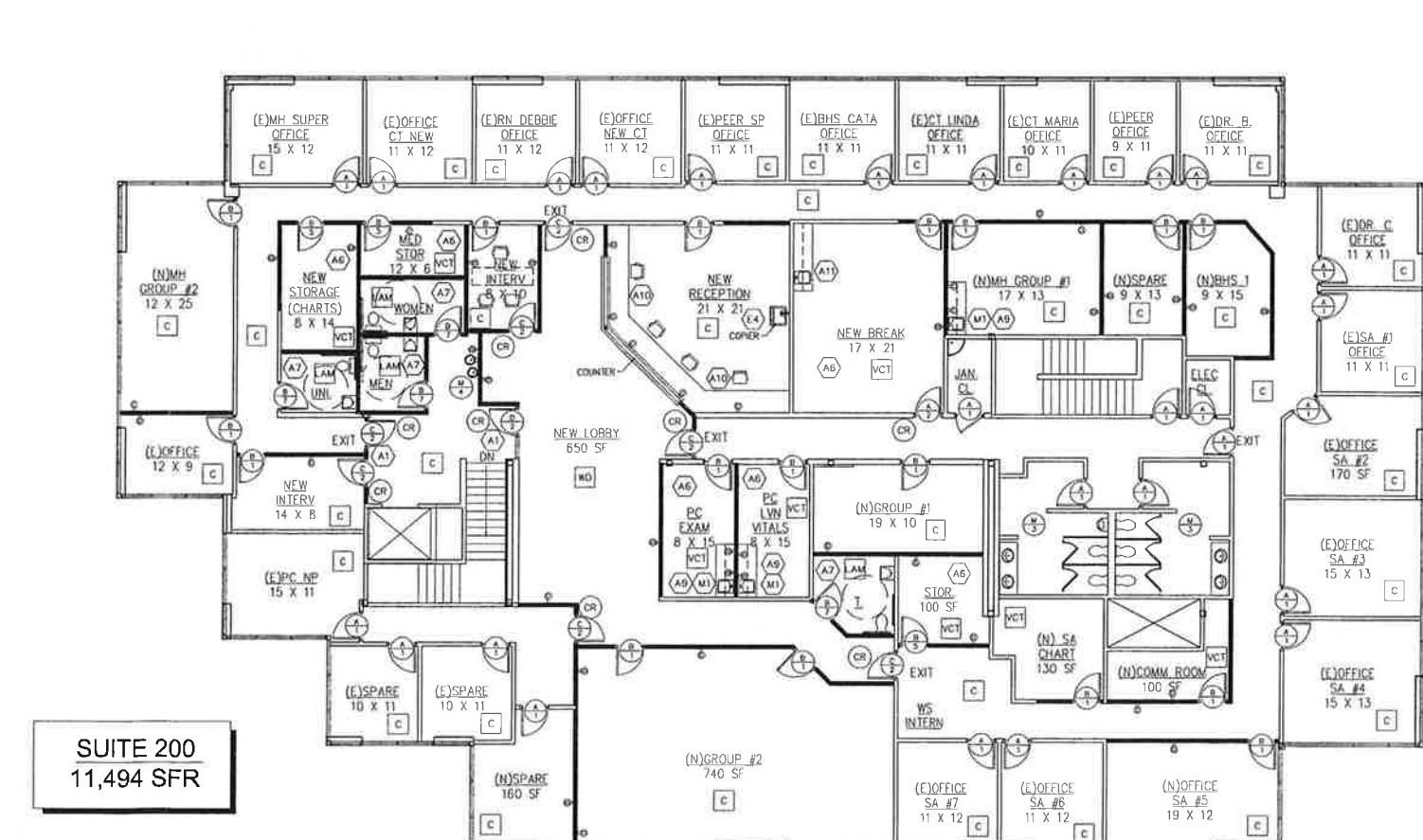
Paint: Paint all painted walls and below metal door frame surfaces as follows:
Wall paint: Sherwin Williams, Bot vinyl finish, color to be selected.
Door and trim paint: Sherwin Williams, semi-gloss finish, color to be selected.
Ceiling Paint: Sherwin Williams semi-gloss, Ceiling White.
Plastic Laminate: Newcomer, or equal, color to be selected.

Partition Schedule
--- EXISTING PARTITION TO BE REMOVED
--- EXISTING PARTITION TO REMAIN
--- NEW BUILDING STANDARD FULL HEIGHT PARTITION FROM CONC FLOOR SLAB TO 6" ABOVE SLAB CLING ON (3'-0" H.)
E INDICATES EXISTING TO REMAIN
N INDICATES NEW OR RELOCATED BUILDING STANDARD TO MATCH EXISTING
CR Indicates door equipped with card reader. Provide all necessary door lock hardware in proportion for tenant's card reader remote access door release system provided and installed by tenant's vendor.

NOTES
1. ALL TURNKEY, FIXES AND EQUIPMENT ARE SHOWN AS DESIGN GOVERNANCE ONLY.
2. LOCATION OF PARTITIONS AND DOORS ARE SUBJECT TO FINAL APPROVAL OF THE TULLOCHA CITY DEPARTMENT OF BUILDING AND SAFETY.
3. PROVIDE NEW BUILDING STANDARD FLOOR FINISHING AND FINISHES, AND OTHER FINISHES, NOT FLOOR FINISHES, AT STORAGE ROOMS.
4. FINISH ALL WALLS BUILDING STANDARD FLAT LATEX WALL PAINT.
5. PROVIDE NEW 550C AT OFFICE AREA, INCLUDING: INSULATED CEILING, PER (1), WITH ELECT LOADS FOR EACH AREA.
6. ALL NEW DOORS FINISHES AND HARDWARE TO MATCH BUILDING STANDARD EXISTING.
7. ADD NEW AND EXISTING LITING FIXTURES (AS SHOWN) TO THE QUANTITY AND LOCATION AS SHOWN.



FIRST FLOOR - SPACE STUDY PLAN "H"
1/8" = 1'-0"



SUITE 200 11,494 SFR
SECOND FLOOR - SPACE STUDY PLAN "H"
1/8" = 1'-0"

EXHIBIT "A-1"



